

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 16, 1967

Appeal No. 9317 Richard H. Nash, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 16, 1967.

EFFECTIVE DATE OF ORDER - August 30, 1967

ORDERED:

That the appeal for permission to provide accessory parking on lot 88, Sq. 191, at 1503 Swann St., N.W., to serve an apartment building located at 1822-24 - 15th St., N.W., be conditionally granted.

FINDINGS OF FACT:

1. The appellant's property is located in an R-5-B district.

2. It is directly across a 10-foot public alley from the principal building located fronting on 15th Street.

3. The subject property is improved with two brick row houses. It is proposed to raze these buildings and construct a parking lot to provide accessory parking to the principal building located on 15th Street.

4. Two letters opposing this request and one letter in support are in the files.

OPINION:

The Board is of the opinion that the establishment of this parking lot at this location will not create a dangerous or otherwise objectionable traffic condition and that the present character and future development of the neighborhood will not be adversely affected and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) A covenant shall be provided by the owner to insure that the parking will be available as long as the apartments are used which they are designed to serve.
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- (b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (e) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (g) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
